

# LES SCHWAB TIRE CENTER

## FERNDALE, WA

### LIST of CONSULTANTS

Owner: SFP-B Limited Partnership  
P.O. Box 667  
Prineville, OR 97754  
Ph: (541) 447-4136  
Fax: (541) 416-5488

Architect: Greg McDonald  
P.O. Box 667  
Prineville, OR 97754  
Ph: (541) 416-5206  
Fax: (541) 416-5133

Surveyor: Kyle T. Haggith  
Pacific Survey & Engineering, Inc.  
215 West Holly, Suite B-25 (Bay St.)  
Bellingham, WA 98225  
Ph: (360) 671-7387  
Fax: (360) 671-4685

Soils Engineer: Jay W. Logan, P.E.  
Professional Service Industries, Inc.  
(PSI)  
3257 16TH Avenue West  
Seattle, WA 98119  
Ph: (206) 282-0666  
Fax: (206) 282-0710

Civil Engineer: Mark Steepy  
KPFF Consulting Engineers  
1201 Third Ave., Suite 900  
Seattle, WA 98101  
Ph: (206) 622-5822  
Fax: (206) 622-8130

Landscape Architect: Mike Schwartz  
Schwartz and Associates  
812 NW 17th Suite 200  
Portland, Or. 97209  
Ph: (503) 227-5750  
Fax: (503) 227-7858

Structural Engineer: Bernie Brant  
L/B Engineering  
63356 Nels Anderson Rd.  
Suite 7  
Bend, OR 97701  
Ph: (541)317-2939  
Fax: (541)317-2940

Fire Protection Consultant: Al Chabre  
Viking Automatic Sprinkler Co.  
3545 N.W. Front Ave.  
Portland, OR 97210-1580  
Ph: (503) 227-1171  
Fax: (503) 227-1552

Mechanical Engineer: Leroy Coppedge  
2927 Barbara St.  
Ashland, OR 97520  
Ph: (541) 488-2468

Electrical Designer: Dale Conlee  
P.O. Box 667  
Prineville, OR 97754  
Ph: (541) 416-5219  
Fax: (541) 416-5133

### DEFERRED SUBMITTALS

The following systems shall be engineered and designed by the bidding firms. Design documents shall be submitted to the building official for approval prior to installation. Designs shall be compatible with the work indicated and shall conform to the purpose and intent of the Project:

Security & Alarm System  
Storage and Display Racking  
Pre-Engineered Metal Building

### INDEX of DRAWINGS

A0 Cover Sheet  
A1 Site Plan

C3 Grading, Drainage, & Paving Plan AS-BUILT  
C4 Utility Plan AS-BUILT

C8 LaBounty Rd. 3/4 Imp. Plan/Profile AS-BUILT

### PROJECT DATA

**Project Name:** Les Schwab Tire Center  
Ferndale, Washington

**Project Address:** 1731 LaBounty Drive  
Ferndale, Washington  
98248

**Legal Description:** As per First American Title Insurance Company Commitment for Title Insurance Policy No. 70775:  
  
Lot A, of Freeway Short Plat, as recorded in Book 8 of Short Plats, Page 85, Auditor's File No. 1446003, Records of Whatcom County, Washington, being a portion of the Northwest Quarter of Section 28 and the Northeast Quarter of Section 29, all in Township 39 North, Range 2 East of W.M., also appearing of record as a Portion of Lot 1, Amendment to Freeway Short Plat and Baker Vista Short Plat as recorded in Book 30 of Short Plats, Page 74, Auditor's File No. 940727104.

**Situate in County of Whatcom, State of Washington.**

**Tax Parcel Number:** 390229 960414

**Zoning:** General Commercial (GC)

**Lot Area:** Lot A = 90,287 sq.ft. = 2.073 Acres

**Building Area:** 3,850 sq.ft. (Retail - 1st Floor)  
6,036 sq.ft. (Service - 1st Floor)  
2,870 sq.ft. (Storage - 1st Floor)  
12,776 sq.ft. (Total - 1st Floor - Interior)

2,800 sq.ft. (Service - Exterior Open Canopy)  
15,556 sq.ft. (Total - 1st Floor - Interior & Exterior)

800 sq.ft. (Retail - 2nd Floor)  
825 sq.ft. (Storage - 2nd Floor)  
1,625 sq.ft. (Permanent 2nd Floor - Interior)

17,181 sq.ft. (Total - Permanent 1st & 2nd Floor - Interior & Exterior)

1,678 sq.ft. (Portable Racking Catwalk System)

**Building Occupancy:** 18,809 sq.ft. (Grand Total - 1st & 2nd Floor - Interior & Exterior)  
M, S-1, &  
S-3  
Type II-N

**Const. Type:** Type II-N

**Fire Protection:** Automatic Sprinkler System as per UFC Art. 81, NFPA 13 & 231D (Wet systems in heated areas w/ dry systems in unheated areas)

**Parking Required:** 2-1/2 per Employee + 4) spaces = 20 Employees x 2-1/2 + 4 = 50 + 4  
Total Parking Required = 54 stalls  
(Incl. 3 stalls reserved for physically disabled)

**Parking Provided:** 70 standard size stalls, incl. 3 stalls reserved for physically disabled)

**Landscaping Required:** 10% of net area incl. evergreen plant material screening of all parking areas in front, side, and rear yards

**Landscaping Provided:** 11.2% of net area landscaped incl. evergreen plant material screening of parking areas

**Landscaped Area:** 10,153 sq.ft.

**Storm Drainage Swale Area:** 7,963 sq.ft.

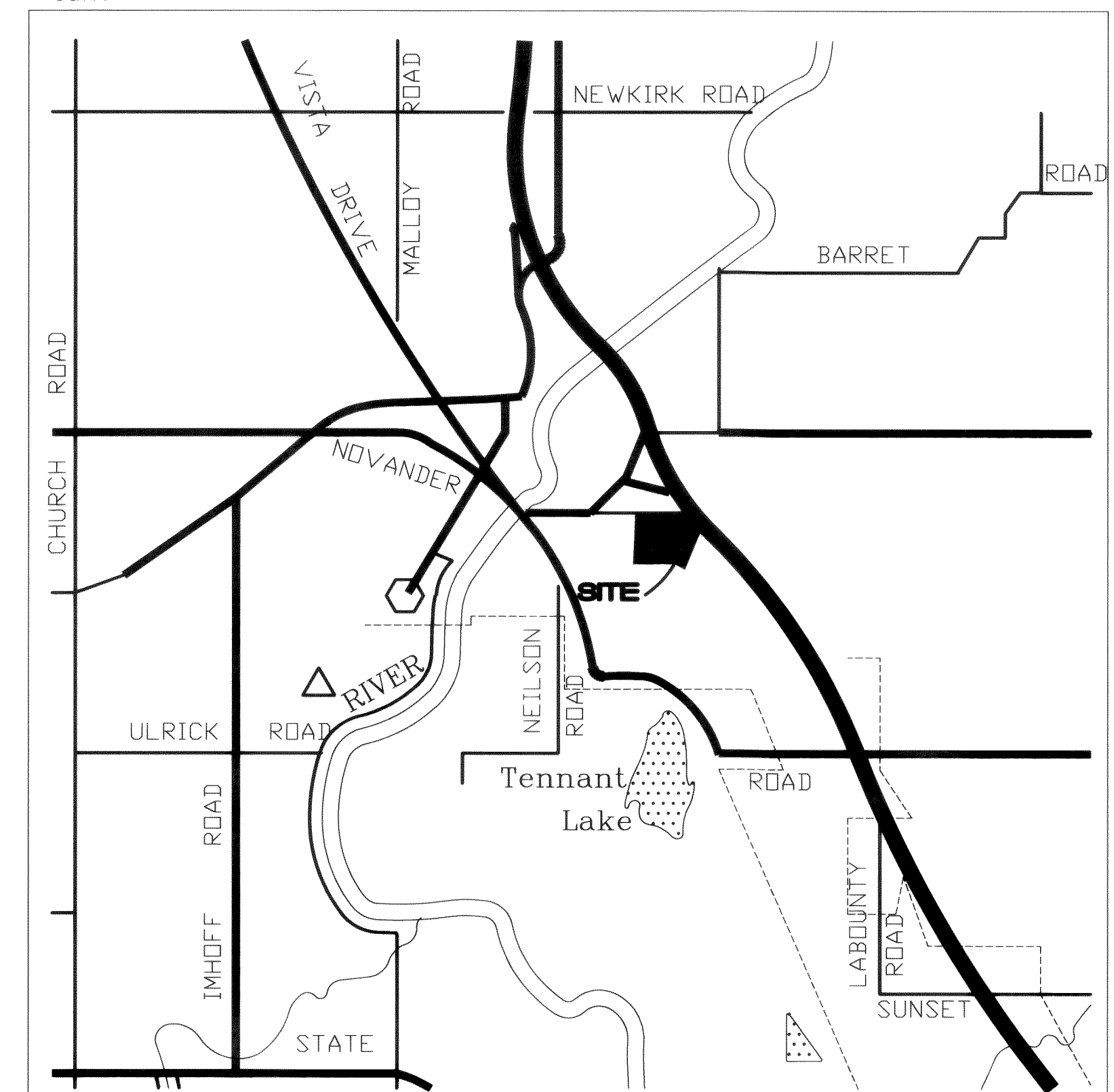
**Paved Area:** 52,607 sq.ft.

**Sidewalk & Conc. Apron Area:** 6,297 sq.ft.

**Total Impervious Area:** 72,171 sq. ft.

### ABBREVIATIONS

|           |                       |              |                           |
|-----------|-----------------------|--------------|---------------------------|
| a.f.f.    | Above Finish Floor    | D.S.         | Downspout                 |
| Abv.      | Above                 | Disp.        | Dispenser                 |
| Approx.   | Approximately         | Dtl.         | Detail                    |
| Bel.      | Below                 | Elec.        | Electric/Electrical       |
| Btwn.     | Between               | Elev.        | Elevation                 |
| Clr.      | Clear                 | Encl.        | Enclosed/Enclosure        |
| Dbl.      | Double                | Excav.       | Excavate/Excavation       |
| Dia.      | Diameter              | Exist.       | Existing                  |
| Ea.       | Each                  | Exp.         | Expansion                 |
| Eq.       | Equal                 | F.D.C.       | Fire Department           |
| Ext.      | Exterior              |              | Connection                |
| Ft.       | Feet                  | Flr.         | Floor                     |
| Hr.       | Hour                  | Fndn.        | Foundation                |
| Int.      | Interior              | Ftg.         | Footing                   |
| lbs.      | pounds                | Ga.          | Gauge                     |
| Max.      | Maximum               | Gyp. Bd.     | Gypsum Board              |
| Min.      | Minimum               | Hdr.         | Header                    |
| o.c.      | On Center             | Hol. Mtl.    | Hollow Metal              |
| Req'd.    | Required              | HVAC         | Heating, Ventilating, and |
| Sim.      | Similar               |              | Air Conditioning          |
| Sq. Ft.   | Square Feet           | Insul.       | Insulation                |
| Typ.      | Typical               | Manuf.       | Manufacture/Manufacturer  |
| u/        | under                 | Mgr.         | Manager                   |
| w/        | with                  | Misc.        | Miscellaneous             |
|           |                       | Mod.         | Modular                   |
| A/C       | Asphaltic Concrete    | Mtl.         | Metal                     |
| Align.    | Alignment             | Occ.         | Occupant                  |
| Alum.     | Aluminum              | P.I.V.       | Post Indicator Valve      |
| Anch.     | Anchor                | Pl.          | Plate                     |
| Auto.     | Automatic             | Plast.       | Plastic Laminate          |
| Bd.       | Board                 | Lam.         | Plan                      |
| Bldg.     | Building              | Pln.         | Plywood                   |
| Blkg.     | Blocking              | Plywd.       | Reinforcing               |
| Bm.       | Beam                  | Reinf.       | Resilient                 |
| C.J.      | Control Joint         | Res.         | Solid Core                |
| C.L.      | Centerline            | S.C.         | Schedule                  |
| C.M.U.    | Concrete Masonry Unit | Sched.       | Standard                  |
| Cab.      | Cabinet               | Std.         | Steel                     |
| Cel.      | Ceiling               | Stl.         | Structural                |
| Clg.      | Column                | Struct.      | Suspended                 |
| Col.      | Compact               | Susp.        | Switch                    |
| Comp.     | Concrete              | Sw.          | Tube Steel                |
| Conn.     | Connection/Connector  | T.S.         | Thick/Thickened           |
| Coord.    | Coordinate            | Thk./Thkn'd. | Unless Noted Otherwise    |
| Ctrl. Jt. | Control Joint         | u.n.o.       | Wide Flange               |
| Curr.     | Current               | W.F.         |                           |



VICINITY MAP  
N. T. S.

"I HEREBY CERTIFY THAT THE IMPROVEMENTS IN FERNDAL LES SCHWAB TIRE CENTER HAVE BEEN INSPECTED BY PACIFIC SURVEYING AND ENGINEERING SERVICES, INC., AND CONSTRUCTED IN CONFORMANCE WITH THE PLANS APPROVED BY THE PUBLIC WORKS DIRECTOR FOR SAID DEVELOPMENT AND THE GENERAL SPECIFICATIONS ADOPTED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS."

Kyle T. Haggith, P.L.S.

07-05-99



APPROVED  
NOV 24 2000  
BY *[Signature]*  
CITY OF FERNDAL

PACIFIC SURVEY AND ENGINEERING, INC.  
www.pseurvey.com  
1812 CORNWALL AVE.  
BELLINGHAM, WASHINGTON 98225  
PHONE: 671-7387 FAX LINE: 671-4685



|          |               |
|----------|---------------|
| DRAWN BY | ELB           |
| DATE     | June 30, 1999 |
| MARK     | REVISIONS     |
|          |               |
|          |               |
|          |               |

LES SCHWAB TIRE CENTERS  
OREGON-WASHINGTON-IDAHO-MONTANA-CALIFORNIA  
P.O. BOX 667  
PRINEVILLE, OREGON 97754  
PH: (541) 416-5162  
FAX: (541) 416-5133

LES SCHWAB TIRE CENTER  
FERNDAL, WA

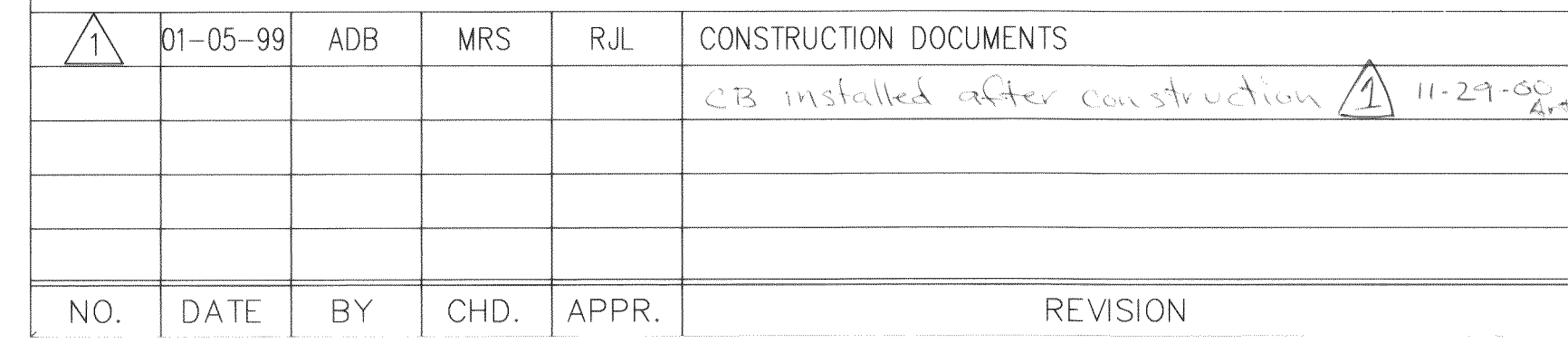
COVER SHEET  
AS-BUILT  
LES SCHWAB TIRE CENTER  
ASBUILT LOCATIONS PERFORMED JUNE 17 1999

A0

00099.002 2.13.06 KR



Approved By: Tamara Spreng  
Title: Public Works Director  
Date Approved: 11/29/2000



|             |          |                         |
|-------------|----------|-------------------------|
| DRAWN BY    | DATE     | SCALE:                  |
| ADB         | 07-31-98 | HORIZ. 1" = 20.0'       |
| DESIGNED BY |          |                         |
| DTM, MRS    | 07-31-98 | VERT.                   |
| CHECKED BY  |          | JOB NO.:<br><br>97311.1 |
| RJL         | 07-31-98 |                         |
| APPROVED BY |          |                         |

**k p f f** Consulting Engineers

1201 Third Avenue, Suite 900  
Seattle, Washington 98101  
(206) 622-5822 Fax (206) 622-8130

**TIRES LES SCHWAB** LS Construction Co.  
646 N. MADRAS HWY.  
PRINEVILLE, OREGON  
541-416-5162 541-416-5133 fax

**NORTHWEST'S  
LARGEST  
INDEPENDENT  
TIRE  
DEALER**

WITH TIRE CENTERS LOCATED IN:  
OREGON - WASHINGTON - IDAHO  
CALIFORNIA - MONTANA - NEVADA

FERNDALE LES SCHWAB TIRE CENTER

GRADING, DRAINAGE AND PAVING PLAN AS-BUILT

3 OF 4

SHEET  
C-3  
3 OF 8

00099.003 2.13.04 K12



SANITARY SEWER & WATER SERVICE  
HORIZONTAL CONTROL:

| STRUCTURE           | NORTHING | EASTING |
|---------------------|----------|---------|
| 19" WM BOX          | 437.54   | -201.02 |
| 19" IRR. WM         | 437.42   | -199.78 |
| SS 15"x6" TEE       | 349.60   | -236.34 |
| OIL/WATER SEPARATOR | 353.71   | -209.95 |

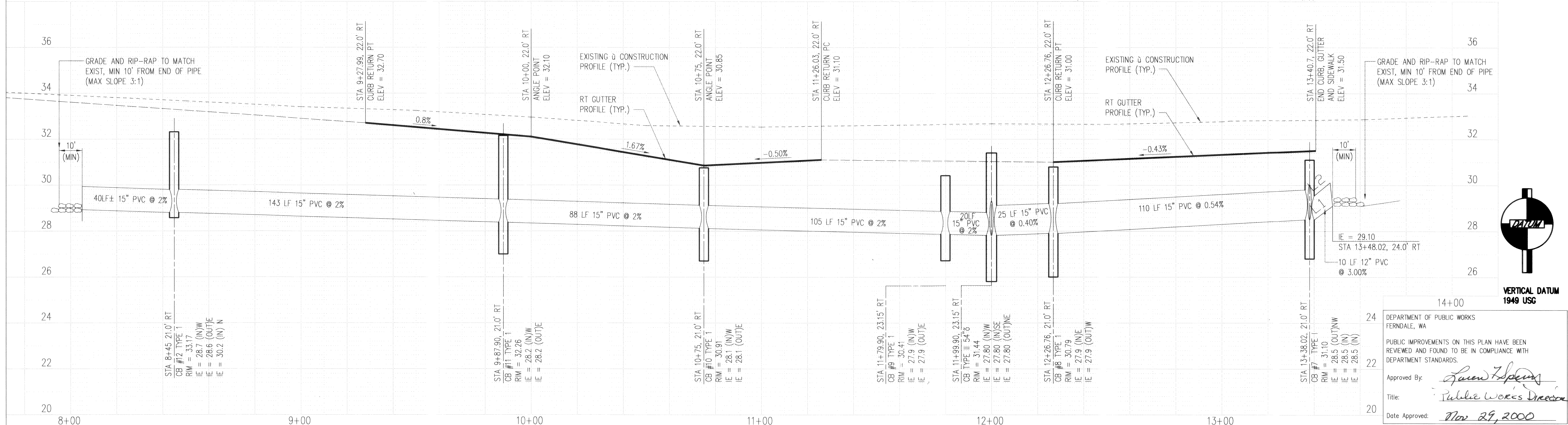
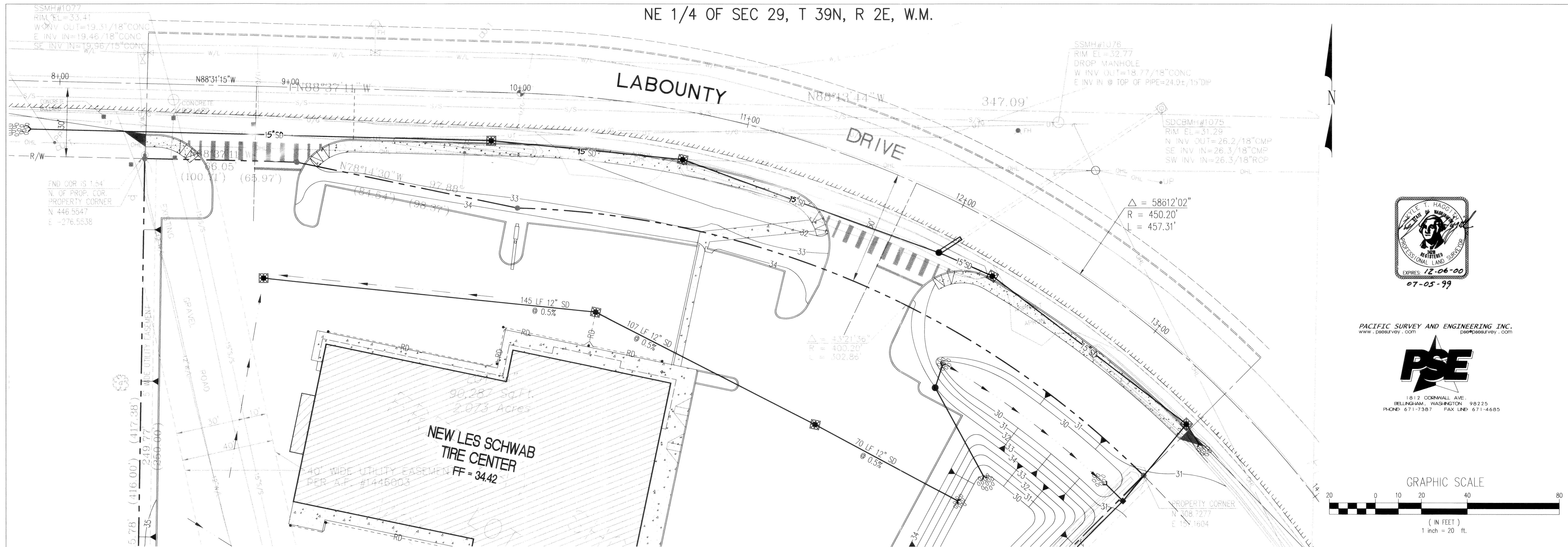
GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

Approved By: Loren E. Sperry  
Title: Public Works Director  
Date Approved: 11/29/2000

**kpff** Consulting Engineers  
1201 Third Avenue, Suite 900  
Seattle, Washington 98101  
(206) 622-5822 Fax (206) 622-8130

|                                 |              |
|---------------------------------|--------------|
| FERNDALE LES SCHWAB TIRE CENTER | SHEET<br>C-4 |
| UTILITY PLAN AS-BUILT<br>4 OF 4 | 4 OF 8       |



|              |          |     |      |       |                        |
|--------------|----------|-----|------|-------|------------------------|
| <div>1</div> | 01-05-99 | ADB | MRS  | RJL   | CONSTRUCTION DOCUMENTS |
|              |          |     |      |       |                        |
|              |          |     |      |       |                        |
|              |          |     |      |       |                        |
|              |          |     |      |       |                        |
| NO.          | DATE     | BY  | CHD. | APPR. | REVISION               |

ROYAL J. LEIMASTER  
STATE OF WASHINGTON  
24089  
REGISTERED  
PROFESSIONAL ENGINEER  
EXPIRES 8/17

DRAWN BY  
ADB  
DESIGNED BY  
MRS  
CHECKED BY  
RJL  
APPROVED BY

DATE  
05-22-98  
05-22-98  
05-22-98

SCALE:  
HORIZ. 1"=20.0'  
VERT. 1"=2.0'  
JOB NO.: 97311.1

k p f f

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WITH TIRE CENTERS LOCATED IN:  
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CALIFORNIA-MONTANA-NEVADA

FERNDAL LES SCHWAB TIRE CENTER

LABOUNTY DRIVE 3/4 IMP. PLAN/PROFILE  
AS-BUILT

2 OF 4

SHEET  
C-8

8 OF 8